

work | play

**intellia**  
the central business park



'All work and no play makes Jack a dull boy.'  
The proverb gave birth to a big idea, in which one  
may nurture the age old Latin saying ...  
'Mens sana in corpore sano' ... A healthy mind in  
a healthy body. A dream workspace that people who  
work will long to belong to. A space that will ensure  
everlasting happiness to every one ... employer as  
well as employees. Happiness, after all, is a state of  
mind that will be nurtured well ... at **intellia**

## why business park

A business park or office park is an area of land in which many office buildings are grouped together. All the work that goes on here is commercial, not large scale industrial or residential. The first office park opened in Mountain Brook, Alabama, United States, in the early 1950s to avoid racial tension in city centers.

Suburban office parks like the one in the Boca Corporate Center & Campus in Boca Raton, Florida, United States, are usually lushly landscaped so that a peaceful workspace is created.

That's what Wikipedia would tell you if you look up on the Internet. Well, **intellia, the central business park** is much more than just that.





## how is intellia

**intellia, the central business park**, an intelligent workspace to balance work and play. The Park will be spread around about 340 cottahs with 234 cottahs of open space. It will have about 7 lakh square feet area to be occupied.

With greens, natural waterbodies, conference centres, a future-ready business club, jogging tracks, walkways, Vaastu compliancy for working spaces, food courts, office essentials stores, solar powered lights in common areas ... Is poised to be the only such business park in the heart of the city.

It promises to alleviate commuting to and from workspaces on the fringes of the city or further away. It will also break the monotony of hovering around the Kolkata office jungle called Dalhousie Square.

waterbody and cabana





## where and what is intellia

### where

22 Gobra Road, Kolkata 46. Off CIT road. Near Park Street.

Location is the key here with easy connectivity via

**Railways...** Park Circus and Sealdah stations. **Roads and flyovers ...** Maa flyover, AJC Bose Road, CIT Road.

The Sealdah **Metro** nearby. In **close proximity** ... just a few minutes to Quest Mall and a minute to Park Circus.

2 minutes to Moulali.

### what

An **A-grade intelligent business park** ... with an **ultra-luxury business club** that will be managed like a 5-star hotel.

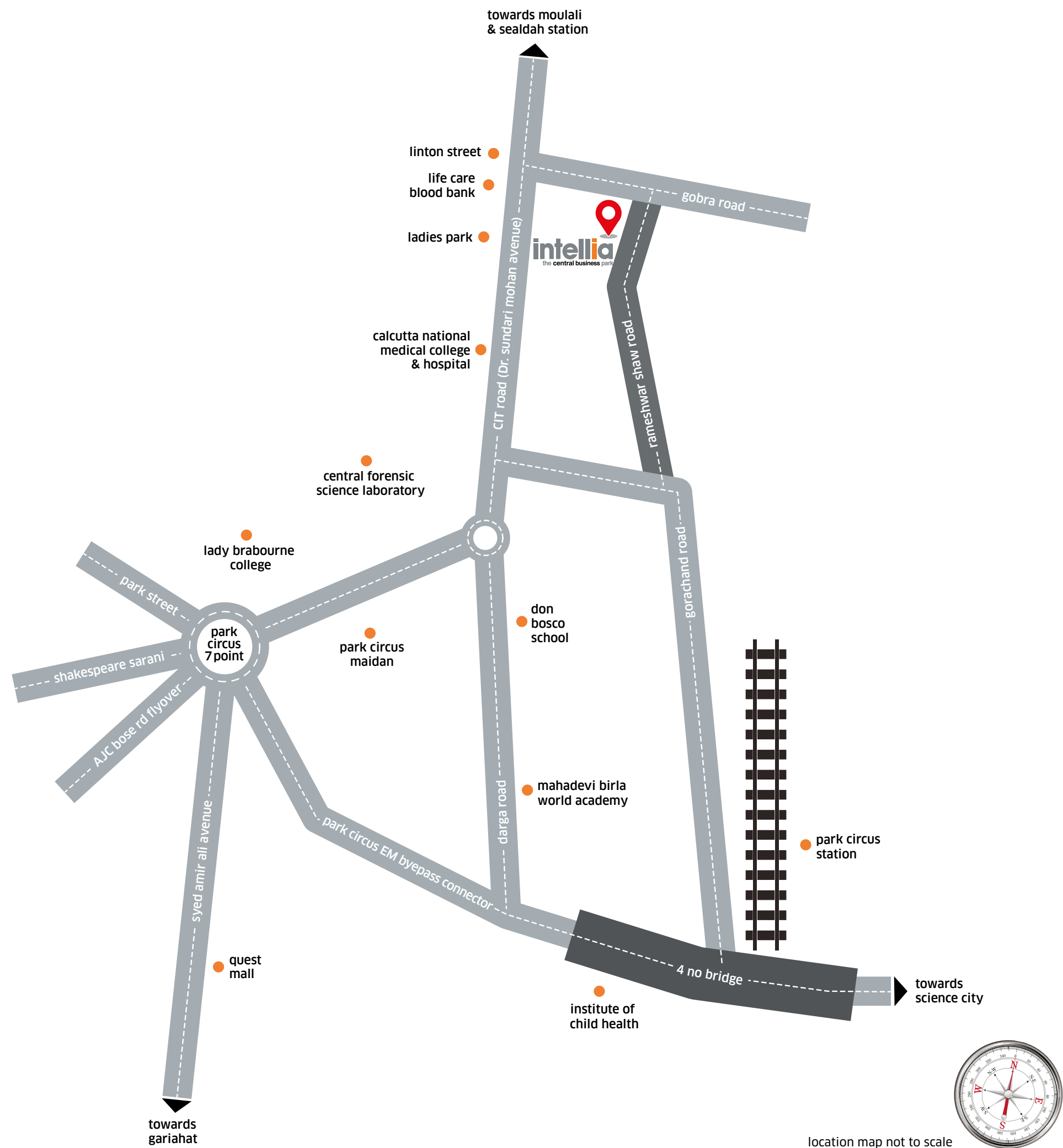
A modern elevation with a grand double height AC ground floor lobby with almost 12 feet ceiling height for offices.

**A platinum rated 'A' grade first-of-its kind international standard business park in the centre of the city** poised to

provide a better work environment for both the employers and employees for enhanced productivity and a balance of work and play environment.

**intellia** will have International standard landscape designed by **Tectonix** of Thailand. A natural waterbody and large outdoor meeting and co-working spaces to hangout and network with peers.





## proximity

### Connectivity

|                                |         |
|--------------------------------|---------|
| Maa flyover                    | 1.3 kms |
| Park Circus Railway Station    | 1.7 kms |
| Sealdah Railway Station        | 3 kms   |
| Howrah Station                 | 9 kms   |
| NSC Bose International Airport | 16 kms  |

### Other important places

|  |         |
|--|---------|
| Don Bosco School                             | 1 km    |
| Calcutta National Medical College & Hospital | 80 m    |
| Park Circus 7-point crossing                 | 1.4 kms |
| Quest Mall                                   | 2 kms   |
| Science City                                 | 3.1 kms |
| ITC Royal Bengal                             | 3.8 kms |
| JW Marriott                                  | 4.2 kms |

Distances courtesy Google.com





ground  
floor  
site plan  
legend

- 1 Main entrance
- 2 Amphitheatre with stepped seat
- 3 Social court
- 4 Waterfront café
- 5 Floating pavillion
- 6 Waterfront sitting area
- 7 Workspace cabanas
- 8 Sculpture garden
- 9 Parking
- 10 Food court
- 11 Multifunction lawn
- 12 Multipurpose area
- 13 Service area
- Future block





intellig  
central business  
developed by  
**srijan** SIGALUM

Banquet

the entry gate









multifunction lawn













landscaped sitting area





waterside amphitheatre





waterside cafeteria









Ti

the drop-off area





the grand atrium with natural light





reception lobby





office cabin









aerial view of the club ~ the quarters





the swimming pool at the club





intellia and the club aerial view



# indian green building council features

Green buildings or properties can have tremendous benefits, both tangible and intangible. The most tangible benefits are the reduction in water and energy consumption right from the first day of occupancy. The energy savings could range from 20 to 30 % and water savings around 30 to 50%. Intangible benefits of green building include enhanced air quality, excellent day light, health and wellbeing of residents, safety benefits and conservation of natural resources.

## Rainwater harvesting

A rainwater harvesting tank installed at **intellia** would collect the rainwater from the roof and ground floor areas and store them to reuse it for gardening and landscaping. This will not only charge and enhance groundwater levels and reduce water flow into drains but also reduce the potable water required for the project, thereby making it water efficient.



rainwater collection



solar powered lights in common areas

## Solar power lighting for common areas

**intellia** will have solar panels. The energy generated from them will be able to cater to 1% of the electrical power load for the common areas of the project to make it energy efficient.

## Virgin greens

The site will be restored to virgin greenlands by adequate landscaping that will offer occupants ample space for relaxation and play.

## Waste and garbage disposal

**intellia** will recycle the waste water and reuse it for flushing in order to reduce the usage of potable water. The organic waste converter at **intellia** will help manage waste in a proper way and convert the kitchen and garden waste to manure and use it for the landscaping.

## Limiting water waste

Low water flow fixtures specifically designed to limit water waste will help residents reduce water consumption.

## Electric vehicle charging points

With rising fuel prices there is and will be a propensity to shift to renewable resources for vehicles. Which is why, the usage of electric vehicles are on the rise. A platinum rated property will have to have electric vehicle charging points to provide occupants the provisions to charge electric vehicles at an extra cost.



electric vehicle charging point



NB platinum pre-certified

## Energy efficient lights in common areas

Led lights that consume almost 30% less electricity in comparison to other lights will help **intellia** reduce the energy consumption for the units making them energy efficient.

## Adequate light and fresh air

**intellia** will have windows that are adequately sized to allow a lot of daylight and fresh air. Better indoor environmental quality will protect health, improve the quality of life, and reduce stress. In a way, it will also escalate the the resale value of the property.



LED lights in common areas



ample daylight through large windows



# intellia and club facilities

## intella

- Multifunction lawn
- Food court
- Adda zone in open area
- Floating cabanas
- Open co-working space
- Waterfront sitting area
- Waterfront amphitheatre
- Waterfront cafe
- AC double height decorated entrance lobby
- Landscaped waterbody
- Decoration of project boundary wall with trees and lights
- Efficient fire detection and fighting system as per WBFS norms
- Closed circuit TV
- Power back-up
- Dedicated visitors parking for guests
- Drivers' toilet in multilevel car parking building and common areas
- Passengers and service lift in each block
- Intercom
- Sewerage disposal system
- Facility management office with storage area
- Convenience store for office
- Drivers' lobby / waiting area
- Incoming telephone facility at (already) installed intercom
- common line through epabx
- High speed wifi internet facility connection with UPS in common areas
- 24-hour filtered water supply with water treatment plant
- Street lights
- Adequate water supply
- 24X7 continuous power supply

## club ~ the quarters

- Swimming pool
- Health club with steam
- Well-equipped multi-gym
- AC banquet hall for parties with attached lawn and badminton court
- AC indoor games room with pool, table tennis, dart, carom and other games
- Club & sky lounge
- Restaurants & Bars
- Guest room
- Conference hall
- 'Members only' lounge
- Salon
- Spa

## IGBC features

- Rainwater harvesting
- Solid waste management
- Solar powered facilities
- Waste water recycling
- Natural daylight and fresh air
- Electrical charging points
- Energy efficient lights
- Low flow water fixtures
- Virgin greens

# architects and consultants

- Architect ~ Design cell
- Landscape designer ~ Tectonix Limited (Thailand)
- MEP consultant ~ Saent India
- Views and walkthroughs ~ Mayabious art LLP

# specifications

- Superstructure ~ RCC framework
- Walls ~ bricks
- Stucco work ~ plaster finish interiors paint and plaster finish on exteriors
- External façade ~ to be finished with the combination of glass, ACP, texture paints and aluminium windows
- Office area flooring ~ bare
- Ground floor/lobby flooring, lift fascia, etc ~ marble or granite
- Typical floor lobby ~ vitrified tiles / granite
- Lift ~ adequate number of high standard high-speed lifts
- Power ~ adequate power from local electricity board will be made available from the metre room
- Power backup ~ 100% power backup will be provided with amf (auto main failure) panels, housed in acoustically treated enclosures
- Communication ~ high-speed connectivity and sufficient bandwidth from reputed government and private players. Telephone exchange with fibre optic cable
- Water supply ~ 24-hour water supply
- Building management ~ to create productive, energy efficient and cost effective environment through system (BMS) optimisation of system, service and management
- Fire safety ~ fire alarm and fire detection system compatible with BMS, adequate water reserve, wet riser in the main staircases and sprinkler system in common areas as per fire safety rules
- Sewage treatment plant ~ as per norms



some coveted projects by srijan



BOTANICA bungalows near Southern Bypass



GREENFIELD CITY near Behala Chowrasta Metro



ETERNIS on Jessore Road



SRIJAN TECH PARK Sector V Salt Lake



LAGUNA BAY near Science City



OZONE on South EM Bypass



SRIJAN INDUSTRIAL LOGISTIC PARK on NH 6



SRIJAN CORPORATE PARK Sector V Salt Lake

the srijan advantage

**Srijan Realty Private Limited** is one of the leading real estate companies of eastern India with its presence in Kolkata and Asansol as well as Chennai in the south. The company has leveraged its rich insight into consumer preferences with customised property development.

Srijan's diversified realty portfolio comprise secured, gated communities, commercial parks, logistic parks, shopping malls, retail establishments, making it possible to address every opportunity and upturn.

Srijan possess a rich track record of 23 ongoing projects ~ 25 million sqft, 26 upcoming projects ~ 31 million sqft and 31 completed projects.

A responsible corporate citizen, Srijan has a project named 'Srijan Seva Sadan', a Dharamshala, in Salasar. It is a housing that acts as a high-end pilgrims' refuge equipped with all modern lifestyle amenities. Srijan has also constructed a hospital in Salasar that addresses the secondary healthcare needs of thousands.

lead developer



co-developer



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recent recognition for srijan realty

MAGPIE ESTATE AWARDS 2016, ORGANISED BY FRANCHISE INDIA & MEDIA PATNER ET NOW - REGIONAL DEVELOPER OF THE YEAR - EAST 2016

ABP NEWS REAL ESTATE AWARDS 2017 FOR BEST QUALITY ASSURANCE

ABP NEWS REAL ESTATE AWARDS 2017 FOR PROFESSIONAL EXCELLENCE IN REAL ESTATE 2017

CERTIFICATE OF MERIT ET NOW REAL ESTATE AWARDS 2018 - BRAND OF THE YEAR 2018

ET NOW REAL ESTATE AWARDS 2018 - DEVELOPER OF THE YEAR 2018

10TH REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2018 EAST - EXCELLENCE IN DELIVERY 2018

REALTY PLUS CONCLAVE & EXCELLENCE AWARDS 2022 EAST - EMERGING DEVELOPER OF THE YEAR-INDUSTRIAL AND WAREHOUSE 2022

TIMES REAL ESTATE REVIEW 2022 - DYNAMIC DEVELOPER OF THE YEAR 2022

ICONIC REAL ESTATE AWARD ET 2022  
BEST DEVELOPER (COMMERCIAL) ET REAL ESTATE AWARDS

EXCELLENCE IN REAL ESTATE AWARD - SANMARG

the signum edge

**Signum Group** has been successful in delivering eminent projects before and on-time across Kolkata. Based on its iconic credentials, Signum Group today signifies signature living. The Group is now also focused to set landmarks across Hyderabad with its unsurpassed services and quality products.

The Group is focused on creating modern workspaces in a balanced environment where people can live, learn, work and play.

Our satisfied customers are the sole reason for our inspiration, growth and success. We pledge not only to build real estate spectacles but craft greater lifestyles and well-being for all. Winning the hearts of many, Signum has delivered spaces crossing up to 5 million plus square feet.

The Group is now coming up with projects on a gross area of 3.5 million square feet for both residential and commercial use at the widest range ever. Today, the Signum Group takes pride to announce itself as one of the major developers in the industry with more than 3100 happy customers.